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AN ORDINANCE **97651**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.**

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WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described changes of zoning and classification of the following property:

CASE NO. 22003051

**The rezoning and reclassification of property from “I-1” Industrial District to “D”
Downtown District on the property listed as follows:**

All of NCB 795

All of NCB 787, save and except Lots 1, 2, A-2, A-9, and A-17, Block 7

All of NCB 790

All of NCB 785, save and except Lots 7 and 8, Block 3

All of NCB 789

All of NCB 796

All of NCB 799

All of NCB 807

All of NCB 172

All of NCB 121

All of NCB 103

All of NCB 158

All of NCB 119

All of NCB 149

Lot 2, Block 1, NCB 16821

All of NCB 132, save and except Lots 5 through 9, 11 (ARB A8), and 12 through 14

All of NCB 113

All of NCB 419

All of NCB 420

All of NCB 413

All of NCB 414
All of NCB 418, save and except Lot 7, Block 16
All of NCB 417
All of NCB 415, save and except Lots A-7, A-8, A-9, P-100, P-101, and P-102, Block 18
Lot 1, NCB 13813
All of NCB 871
All of NCB 14129
All of NCB 167
All of NCB 153
All of NCB 421
All of NCB 425, save and except Lots 5, 7, 9, 11, 13, 15, and 16, Block 23
The north irregular 27.04 feet of Lot 4, Block 22, NCB 424
All of NCB 426
All of NCB 551
Lot 39A, NCB 554
Lots 1 and 10, Block 42, NCB 555

The rezoning and reclassification of property from “I-1 RIO 3” Industrial River Overlay District to “D RIO 3” Downtown River Overlay District on the property listed as follows:

All of NCB 800
All of NCB 912
All of NCB 180, save and except Lots 9 through 12, 15, the north 50 feet of Lot 13, the south 69 feet of Lot 16, and all of Lot 19
All of NCB 801, save and except Lot 12, Block 26
All of NCB 802
All of NCB 411
All of NCB 400
All of NCB 401
All of NCB 410
All of NCB 412, save and except Lots 1 through 4, 13, and 14
All of NCB 141
All of NCB 910
All of NCB 911
All of NCB 139, save and except Lot 15
All of NCB 140
All of NCB 154
All of NCB 128
All of NCB 120
All of NCB 146, save and except Lots 4 and 5
Lots 8 through 12, the north irregular parts of Lots 13 through 16, Lot 17 and Parcel 100, NCB 101
All of NCB 109
All of NCB 107
All of NCB 986
The south irregular 64.3 feet of Lot 35A, NCB 118

All of NCB 161
All of NCB 157
All of NCB 108
All of NCB 156, save and except Lot 7 and the north 18 feet of A-1 1
All of NCB 160
All of NCB 159
Lots 26 through 32, NCB 106
The eastern 32.2 feet of Lot 20, and Lots 2 through 9 and the west 3.6 feet of the alley,
NCB 116
All of NCB 430
All of NCB 409
All of NCB 402
All of NCB 408
All of NCB 407, save and except Lots 1 through 4, 6, A4, 15 and the western 44.84 feet
of Lot 5, Block 17
All of NCB 403
All of NCB 404
All of NCB 405
All of NCB 416, save and except Lots A-13, A-6, A-7, A-8, A-9, and Lot 20, Block 23
All of NCB 148, save and except Lots 1 through 6, 6.5, 11, 12, 20, 21 and the
southwest 2.29 feet of the east 44.9 feet of Lot 8
All of NCB 872
All of NCB 13812
All of NCB 1010
All of NCB 429, save and except Lot 13, Block 19

The rezoning and reclassification of property from “I-1 HS RIO 3” Industrial Historic Significant River Overlay District to “D HS RIO 3” Downtown Historic Significant River Overlay District on the property listed as follows:

Lots 9 through 12, 15, the north 50 feet of Lot 13, the south 69 feet of Lot 16, and all of
Lot 19, NCB 180
Lots 1 through 4, 13, and 14, NCB 412
All of NCB 133
All of NCB 909
All of NCB 864
All of NCB 101, save and except Lots 8 through 12, the north irregular parts of Lots 13
through 16, Lot 17 and Parcel 100
All of NCB 100, save and except Lot 24
All of NCB 118, save and except Lot 32A, the south irregular 64.3 feet of Lot 35A, the north
irregular triangle of Lot 29C, the north irregular 150 feet of Lots 30A and 31A, Lot 28,
the south 120.8 feet of Lot A29, and the east triangle of Lot 29
All of NCB 125
All of NCB 14014
All of NCB 130
All of NCB 114

All of NCB 14015
All of NCB 14016
All of NCB 142
All of NCB 124
All of NCB 907
Lot 7 and the north 18 feet of A-1 1, NCB 156
Lots 33 and 34, NCB 106
All of NCB 116, save and except Lots 2 through 9 and the west 3.6 feet of the alley, and
the east 32.2 feet of Lot 20
Lots 1 through 4, 6, A4, 15 and the western 44.84 feet of Lot 5, Block 17, NCB 407
Lot 21 and the southwest 2.29 feet of the east 44.9 feet of Lot 8, NCB 148

The rezoning and reclassification of property from “MF-33” Multi-Family District to “D” Downtown District on the property listed as follows:

Lots 2 and 3, Block 4, NCB 784

The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” Industrial District to “D” Downtown District on the property listed as follows:

All of NCB 788
Lot 2, NCB 13813

The rezoning and reclassification of property from “I-1 HS” Industrial Historic Significant District to “D HS” Downtown Historic Significant District on the property listed as follows:

All of NCB 122
All of NCB 865
All of NCB 765
All of NCB 123
All of NCB 110
Lot 24, NCB 100
Lot 7, Block 16, NCB 418
Lots A-7, A-8, A-9, P-100, P-101, and P-102, Block 18, NCB 415

The rezoning and reclassification of property from “C-2” Commercial District to “D” Downtown District on the property listed as follows:

All of NCB 786

The rezoning and reclassification of property from “I-1 HS RIO 3” Industrial Historic Significant River Overlay District and “D RIO 3” Downtown River Overlay District to “D HS RIO 3” Downtown Historic Significant River Overlay District and “D RIO 3” Downtown River Overlay District on the property listed as follows:

Lot 13, Block 14, NCB 403

The rezoning and reclassification of property from “I-1 H RIO 3” Industrial Historic River Overlay District to “D H RIO 3” Downtown Historic River Overlay District on the property listed as follows:

Lots A-6, A-7, A-8, A-9, and all of Lot 20, Block 23, NCB 416
Lots 1 through 6, 6.5, and 20, NCB 148
All of NCB 914
All of NCB 151
All of NCB 145
All of NCB 423
All of NCB 106, save and except Lots 26 through 34
Lots 4 and 5, NCB 146

The rezoning and reclassification of property from “I-1 HS RIO 3” Industrial Historic Significant River Overlay District and “I-1 RIO 3” Industrial River Overlay District to “D HS RIO 3” Downtown Historic Significant River Overlay District and “D RIO 3” Downtown River Overlay District on the property listed as follows:

Lots 11 and 12, NCB 148

The rezoning and reclassification of property from “I-1 H RIO 3” Industrial Historic River Overlay District and “I-1 RIO 3” Industrial River Overlay District to “D H RIO 3” Downtown Historic River Overlay District and “D RIO 3” Downtown River Overlay District on the property listed as follows

All of NCB 143

The rezoning and reclassification of property from “I-1 H” Industrial Historic District to “D H” Downtown Historic District on the property listed as follows:

All of NCB 422
Lots 5, 7, 9, 11, 13, 15, and 16, Block 23, NCB 425
All of NCB 552, save and except Lots P-100, A1, A2, and A3
All of NCB 424, save and except Lot P-100, the north irregular 27.04 feet of Lot 4, and the northeast irregular 44.83 feet of Lot 7 and the southeast irregular 10 feet of Lot 4, Block 22

The rezoning and reclassification of property from “I-1” Industrial District and “I-1 HS” Industrial Historic Significant District to “D” Downtown District and “D HS” Downtown Historic Significant District on the property listed as follows:

Lot 13, Block 19, NCB 429
Lot P-100, Block 22, NCB 424

The rezoning and reclassification of property from “I-1 H” Industrial Historic District and “I-1 H VP-I” Industrial Historic Viewshed Protection District to “D H” Downtown Historic District and “D H VP-I” Downtown Historic Viewshed Protection District on the property listed as follows:

All of NCB 115

Lots P-100, A1, A2, and A3, NCB 552

All of NCB 165, save and except Lots 12 through 16, 23 through 29, 27A, ARB 25A and ARB 25B

The rezoning and reclassification of property from “I-1” Industrial District, “I-1 HS” Industrial Historic Significant District, and “I-1 H” Industrial Historic District to “D” Downtown District, “D HS” Downtown Historic Significant District, and “D H” Downtown Historic District on the property listed as follows:

The northeast irregular 44.83 feet of Lot 7 and the southeast irregular 10 feet of Lot 4, Block 22, NCB 424

The rezoning and reclassification of property from “I-1” Industrial District and “I-1 VP-I” Industrial Viewshed Protection District to “D” Downtown District and “D VP-I” Downtown Viewshed Protection District on the property listed as follows:

Lots 12, 13, 15, and 16, NCB 165

Lots 1, 2, A9, A12, and ARB A1 1, NCB 164

Lots D, and the north irregular 150 feet of Lot 3, Block 54, NCB 553

All of NCB 554, save and except Lot 30 and Lot 39A

Lot 2, Block 42, NCB 555

The rezoning and reclassification of property from “I-1 VP-I” Industrial Viewshed Protection District to “D VP-I” Downtown Viewshed Protection District on the property listed as follows:

Lots 14, 27 (27A and 27B), 28, and 29, NCB 165

All of NCB 164, save and except Lots 1, 2, A9, A12, and ARB A1 1

All of NCB 553, save and except Lots 1, D, and the north irregular 150 feet of Lot 3, Block 54

All of NCB 866

Lot 30, NCB 554

The rezoning and reclassification of property from “I-1 H VP-I” Industrial Historic Viewshed Protection District to “D H VP-I” Downtown Historic Viewshed Protection District on the property listed as follows:

Lots 23 through 26, ARB 25A and ARB 25B, NCB 165

Lot 1, Block 54, NCB 553

SECTION 2. A map of the properties attached as Exhibit “A” is made a part hereof and is


incorporated herein for all purposes

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect, including the penalties for violations as made and provided for in Section 35-491.

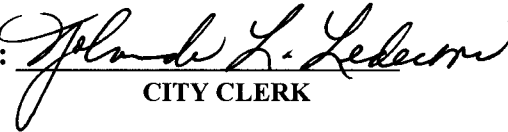
SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective June 1, 2003.

PASSED AND APPROVED this 22nd Day of May 2003.


M A Y 0 R

EDWARD D. GARZA

ATTEST: 
CITY CLERK

APPROVED AS TO FORM: 
CITY ATTORNEY